### REAL ESTATE TO EXCHANGE.

11 rooms, Patchogue, free, two car garage; exchange Manhattan real estate! Box 433, 10 Union square.

CORNER plot, five lats, West Bronx; right for high class apartment, to exchange for high class apartment, to exchange for improved; equity \$50,000. Address PLOT

## REAL ESTATE WANTED.

City Property.

A responsible concern wants an entire build-ing in Manhattan, with 50,000 to 100,000 quare feet, on a long term lease, on a net agais; will take subject to present leases. lox V, 650 Herald, 280 Broadway. BUILDNG not less than 50x100, suitable for garage, between 42d and 125th sta; will lease or purchase. Send full par-ticulars to

HAVE party who desires to buy private dwelling which has been altered for apart-ments; good location important. Owners only and particulars to GEORGE B. CORSA, 10

PLEASE send particulars of property you have for sale; if price is right we will buy for eash; building construction financed.

oth av. WANTED, for a dient, full size store, 7th av., near Penn Station, for restaurant. JOHN L. ROGERS, 176 W. 89th st. River-

side 7563.

WANTED—Small building, south of Fulton et. on South, Front or Water sts., or vicinity. Prices and term must be very reasonable. Box W 183, 266 B'way.

WANTED—Isoome property with one mortgage only; buyers waiting with \$5,000 to \$25,000 cash. JOHN FORESTE, 799 Broadway.

way.

WANTED, store property, Columbus and
Amsterdam ave. Send full particulars. J.
R. box 2000 Herald, Herald sq.

WILL cellect rants on 1% commission for
estate and gaslly corporation. A 1308 Herald, Harlem.

Country Property.

MOUNT VERNON, vicinity N. Y., N. H. & H.
R. R., wanted vacant land. CONSTRUCTION COMPANY, 206 Broadway, room 212,
WANTED for cash immediately, well built
home from 10 to 15 rooms, in select residential section with good commitation to
New York city; state best price and full particulars, meritage, &c., for cash. E M 510
Herald, 296 Broadway.

# FACTORIES FOR SALE OR LET

BRICK factory, corner, near 42d st. ferry; 6,000 square feet; living apartment atached. J. LEULY, 423 Hackensack Plankoad, West Hoboken, N. J.

FACTORY FOR RENT OR SALE.

A very good 4 story brick building, 27,000
q, ft., fully equipped, excellent location in
foughkeepsie for help, shipping and adversing. GEORGE J. LUMB, 7 Market at., oughkeepsie.

OR SALE-Factory, 244-6 E. 52d st., 15,600 square feet; strong, well lighted, good
mittion; elevator, heat, wired for power
to light; man on premises. E. C. DE
FITT, 512 5th av., Longacre 8748.

ACTORY, 3 story, 8 Gansevoort st.; box
makers, carpenter or furniture storage.
COLEMAN, 134 W. 1001t st. P. COLIMAN, 134 W. 169th st.
LOFT'S and factories near Brooklyn Bridge.
15,000 sq. ft. daylight space. Concrete
building and sprinklers, steam heat and
elevator service furnished; rent 50c. sq. ft.
Also 4 story Brick building, 10,000 sq. ft.,
elevator. Rent 40c. sq. ft. BULKELL &
HORTON CO., Industrial Dept, 414 Myrtle
av. Prospect 5400.
18,000 sq. ft. modern daylight factory; 100%
sprinkler, steam heat, land for expansion;
possession. KLEIN & CO., Journal Sq.
Bidg., Jersey City. Bergen 6162.

# TO LET FOR BUSINESS.

e store suitable for any busin H. V. MEAD, 397 8th av. ORNER and stores, Washington and Lib-erty sts.—Excellent location for better mer-handise. 135 LIBERTY ST. CORP., N. Y. C. Felephone Rector 7105. FURNISHED space, 36 Church St., Room 1823, with steel concern; Christian; tele-phone service; tenant's business must be compatible; references; \$40 monthly.

compatible; references; \$40 monthly.

LIGHT lofts, 2,000 sq. ft., 465 Greenwich st.
See engineer on premises. H. B. WELSH,
200 Broadway. Phone Worsh 8780.

TO LEASD-5,000 square feet with 100 per
cent. sprinkler; fine light, up to date building; Lafayetie st., near Canal; rent \$2,850
per year; also 11,000 square feet. Price
right, unusual. HENRY TERNKMANN, 187
Lafayette st. Canal 5515.

TWO LOFTS, 86 Leonard ct., 25x100, suitable for stock room or storage; rent free
to February 1, 1023.

TWO LIGHT into offices for rent cheap. TWO light front offices for rent cheap.

Apply room 41, 52f Broadway. 650 BROADWAY.

and basement, 29x130; rent \$6,500; 1. BERGSON CORPORATION, Spring 8012, 28-30 Waverly pl., light and airy, 3,000-6,000 square feet, 2 elevators, steam, if wanted: rents very low. See Supt. on prunises or CHAS, K. CLISBY & CO., INC., 129 W, 72d st. Columbus 1718.

Above 14th St. to 59th St. (Inclusive).

ATTRACTIVE new light offices for rent, furnished or unfurnished, reasonable rate. Located near Pennsylvania Hotel and Station. Telephone, atenographic and mail privileges. Special rates to parties wanting deak room or mailing address. Telephone Chelsea 2341, C. S. Logan Inc., 134 W. 32d.

elevators, at No. 10

Sth avenue. JOHN P. PEEL CO., Sur
West End st.

CIVILER BY
CIVILER VILLENCE.

116-122 West 32d St.

Offices and showrooms from 500 to 7,800
lequars feet: immediate possession and Feb.

1; rental \$1,200 and up.

Wm. S. Suesman, Inc., 300 Madison Av.

Tel. Vanderbilt 1725.

FIRST floor showroom, for high class milli-ner and modiste, on 57th st., near 5th av-rent \$375, I year lease and option; cost to decorate and formish as is \$5,000; will tak \$1,500; immediate possession; key at Reno-ciusf.

ciual.

FILLY furnished office, 2 telephone lines,
Bordon Building, 250 Madison av.; immediate occupancy, †Telephone Vanderbilt 8892.

LIGHT LOFTS, corner 5th av. and 16th st.,
8,300 squars feet, reasonable, Brokers protected. MOTON REALTY, World Building.

LOFTS, 41 West 21st st. and 131

West 24th st., \$600 to \$2,800 per year. SHARUM, 170 Broadway.

LOFTS, 23x100, also 50x100; exceptional; high; steam heat. LAMB, 523 West 45th, MADISON AV. 181 (correr 34th)—Reaulful studio and office for rent. Vand. 4367. studio and office for rent. Vand. 4367.

OUTSIDE office, overlooking Madison av. and
42d st.; carpet and linoleum goes with
office; immediate occupancy. Apply GLOBE
FIEEL TUBES CO., 17 Fant 42d st.

FARLOR FLOOR, 20:00, 21 WEST 49TH.
APPLY HOUSEKEKPER.

BUBLET corner loft on Broadway in the
20th streets. Gross feet 11,000; \$10,000.
Unusual high class loft for menufacturing.
Possession arranged. Box No. E 495 Herald,
256 B'way.

STORE and basement, together or separately, 171 West 24th st.; 25x110; reasonable offer wanted. SHARUM, 170 B'way. TH AV., 251, northeast corner 28th st.— Store, with very largy basement, about 6,000 squire feet; two years lears from January I, 1923. Apply K G. RAINS, Met-topolitan Art and Auction Galleries, 40 West ropolitan Art and Auction Galleries, to West 57th st. 57th AV. (corner 39th st.).—Office suite for rest; mahogany furnished; very dealrable corner location overlooking library; very geasonable. Suite 702, 437 5th av. TO LET FOR RUSINESS.

38 EAST 50TH ST.
Well lighted floor, 25x80 feet, suitable for octor, dentist or any exclusive business; can e divided; devator. Finza 5261.

parlor floor, \$2,600. MISS LEWIS, 17 W.

#Th St.

5OTH ST., 38 EAST.

Street floor, suitable for display rooms or
exclusive business.

5TH ST., 141 East.—Second floor, new building, show windows; any business. 51 East

58th st. 4906 Plaza.

79 5TH AV., CORNER 10TH ST.
Immediate possession or February 1; offlees from 360 feet to any space required;
manufacturing permitted; very reasonable
rent. WM. S. SUSSMAN, INC., 360 Madison
av. Tel. Vanderblit 1725.

50x100, on 33d st., near 10th avenue, will av. Tei. Vanderblit 1725.

50x100, on 33d st., near 10th avenue, will build two or three story building to suit tenant and lease for long term. JOHN P. PEEL CO., 362 West 23d st.

\$1,400-85,500 lofts, 122 5th av., fireproof, manufacturing permitted. SHARUM, 170 Froadway.

LEXINGTON AV., NEAR 72D ST.
Four story dwelling, suitable alteration, 21
year lease; possession. J. ARTHUR
FISCHER, 636 6th av.
UPSTAIRS STORE, LOFT—125TH ST.,
135 East; yery desirable location. Apply
premises, or BRUSSEL EST., 42 Weat 39th.

BUSY CORNER STORE Suitable butcher, restaurant, barber, drug-gia; long lease. 1 W. 197th. Harlem 5502. DESHRABLE offices and salesroom; steam heated; reasonable rent; prominent Broad-way corner. Northeast corner Broadway and 106th st.

L O F T.
Light Manufacturing.
Reasonable Rent. 239 West 68th st.

125TH ST. and 7TH AV. EXCEPTIONALLLY ATTRACTIVE STORE 10x48. HIGH CEILING, ADJOINING MAIN ENTRANCE TO HOTEL FOR PARTICULARS APPLY OFFICE, HOTEL THERESA.

possession.
FIREPROOF WAREHOUSE, 60x92, FIVE
STORIES AND BASEMENT, HIGH CEILING; HENT OR SALE. 6. BOX V 660 HERALD, 280 B WAY.

SOUTHERN BOULEVARD, NEAR WILLS. Entire Building, sprinkler, 40,000 sq. feet.

OFFICE arranged for dentist, ready for occupancy; \$1,400 per annum, N. A. BERWIN & CO., Room 1014, 103 Park, av. OFFICES, lofts, affentown, untown; save your time. See COIGNE, 500 5th av.

SPACE for rent in high class shop on Madison av., for holiday season, good candy maker; \$10 per month. L 2051 Herald, Herald sq.

BURNSIDE AV. STORE TO LEASE.

Reduced rents, \$50 to \$85.

S. E. Cor. E. Burnside Av. & Anthony Av. Rocking Agent and Reduced For the SHAW. ROCKWELL & SANFORD.

1972 Jerome Av. Pel. Bingham 2700.

IDEAL corner store for druggist, candy 5c. and 10c. housefurnishing, furniture, barber, &c.; located near Simpson subway stat Westchester av. and South Boulevard. Inquire A. G. BECHMANN, 1085 So. Bivd.

EXCEPTIONAL sacrifice below assessed value. Live location. Adjoining United Cigar corner. Two car line streets. Bedford section, near theater. Brick, 28x120. Modern improvements. Public market needed. Sell \$45,000 cash, balance mortgages or other reasonable terms. BULKELY & HORTON CO., Industrial Dept., 414 Myrtle av. Prospect 5400. OPPORTUNITY

BOGOTA, N. J.—For immediate occupancy, half of duplex house; 6 rooms and bath; restricted residential neighborhood; convenient to stores, rallronds and troiley. 283 rent includes heat, was and troiley. 284 furnished. Call or write OWNER 15 Ridge-field av. Bogota, N. J. Phones Hackensack 631 or Hackensack 814W.

# APARTMENTS-To Let.

APARTMENTS-To Let.

CHARMINGLY furnished apartment. \$5,000 spent on furnishings, paying \$400 monthly, sacrifice for \$225 remainder of lease. Exceptionally sunny, open fireplace, beamed celling, 3 rooms, lovely kitchen. Plaza 1082. htmsdate possession. celling, 3 rooms, lovely titchen. Plaza 1682. Immediate possession.

TO SUBLET.-Two rooms, furnished apartment, for December and January. HOTELI TOURAINE, 9 E. 39th st.

WANT to rent my very unusual studio apartment of one very large room and bath, charmingly furnished, to business man. Paying \$130. Will rent for \$125 for the remainder of my lease. Plaza 1682.

ITH ST., 311 East (Stuyvesant Square).—Stx rooms and bath; \$125. WETMORE & MACILL, 34 Pine st. John 6237.

24TH ST., 453 W.—Sanutiful furnished rooms, heat, electric light, hardwood floors, telephone, open fireplace, for people of refinement only.

service, linen; \$80 monthly.

49TH ST., 66 WEST.

Entire third floor, HANDSOMELY FURNISHED, LARGE Twing room, wood fire, 2 bedrooms, kitchanette, bath; long or short lease. O'CONNELL, Bryant 10107.

52D ST., 145 East-Very attractive house-keeping apartment of 5 rooms and bath on 9th floor offered for period of 3 years and 19 months by present tenant, who will dispose of beautiful new draperies, carputs and fixtures at a great sacrifice.

FEASE & ELLIMAN, Agents, 340 Madiaon av. Tel. Murray Hill 6200, 52D 87, 203 WEST.

Charming apartments, furnished or unfurnished, also single room; exceptional service and table.

Furnished.
Above 59th St.—Sth Av. to East River. sonable.

8WTH ST., 22 E.—Choice elevator apartment
2 and 8 large rooms and bath, housekeep
ing, non-housekeeping, exceptional location
low rent; restaurant on premises,

BRAUTIFUL bright sunny six room apartment for eale, furnished complete, newly decorated; 106th near B'way, Phone Academy 2330, apt. 2E. ARNOLD. Price \$1,200. No agents or dealers.

CENTRAL PARK WEST, 385 (98th)—Eight rooms, baths; convenient; 2 families; \$200. HANDSOMELY furnished apartment; Hote Bretton Hall, 2350 Broadway, apt. 733 HIGH CLASS APARTMENTS.
FURNISHED, UNFURNISHED, KENT REALTY, 203 W. 72D.

subway: \$80. Academy 1377, Apartment 18, RIVERSIDE DRIVE, 610 (Apt. 46).—Owner's apartment, five proms, attractively furnished; southern exposure; river view. McCRACKEN. Audubon 1910.
67TH, 50 West—Big, sunny studio, open fireplace, grand piano, dning alcove, 2 bedrooms, bath, large kitchen; all outside rooms, to October, \$275; shorter term, \$300. Apt. 4F, Columbus 1405.

720 ST., 160 WEST.
MOST DESIRABLE LOCATION
near Broadway, attractively furnished suites,
ight and spacious two and three rooms with
tichen and bath. light and spacious two and three rooms will kitchen and bath.

7DD, 53 W.—Attractive 2 rooms, kitchenette and bath, conveniences, \$150.

74TH, 131 WEST (NEAR BROADWAY).

Elaborately furnished front two rooms, elevator apartment; kitchenette cfined aurroundings; references.

74TH ST., 47 WEST.—Handsomely furnished home with owner; apartment unusually large, living room, bedrooms, bath; \$110 monthly; bachelor or couple.

91ST ST., Broadway-3 and 6 rooms, well furnished apartments; elevator, 2465 B'way, \$1ST ST. (Columbus av., Hotel Colonial)—Newly decorated, furnished. 1, 2, 3 outside rooms, private bath; elevated, surface cars, subway; \$17.50, \$25, \$40 weekly; full hotel service; restaurant.

SSTH, 17 WEST.—Private house offers bet-

THREE furnished rooms for housekeeping: all improvements; South Yonkers; rent \$60. Phone 5445 or 5947, Yonkers, N. Y.

London.

APARTMENTS\_To Let.

MURRAY HILL, near Park av.—New alters

28TH, 103 East.—Two and three rooms, furnished, unfurnished; elevator, maid service.

34TH ST., 15T E., NEAR LEXINOTON.
Bingle room, bath, heat, service; cheap.
AMES & COMPANY, 28 W. SIST ST.

Nine story fireproof building in the exclusive Murray Hill residential section, 6 and 9 rooms, \$2,000 to \$3,000.

SHARP & CO., 2489 BROADWAY.

35TH ST., 103 E.—Exclusive Murray Hill duplex and triplex apartment, huge north studio, roof garden, elevator, open fireplaces, 4 rooms, 2 baths, artistic, \$5,000; doctor's apartment, 3 rooms, \$1,800.

41ST ST., 35T W.—Corner apartment, 6 outside rooms, bath, electricity, parquet floors; entire house newly renovated; \$100.

41ST GT., 35T W.—Corner apartment, 6 outside rooms, bath, electricity, parquet floors; entire house newly renovated; \$100.

41ST GT., 35T W.—Corner apartment, 6 outside rooms, bath, electricity, parquet floors; entire house newly renovated; \$100.

41ST GT., 35T W.—Corner apartment, 6 outside rooms, bath, electricity, parquet floors; entire house newly renovated; \$100.

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41ST GT., 35T W.—Corner apartment, 6 outside rooms, bath, electricity, parquet floors; entire house newly renovated; \$100.

41ST GT., 35T W.—Corner apartment, 6 outside rooms, bath, electricity, parquet floors; entire house newly renovated; \$100.

41ST GT., 35T W.—Corner apartment, 6 outside floors; entire house newly renovated; \$100.

41ST GT., 35T W.—Corner apartment, 6 outside floors; entire house newly renovated; \$100.

41ST GT., 35T W.—Corner apartment, 6 outside floors; entire house newly renovated; \$100.

41ST GT., 35T W.—Corner apartment, 6 outside floors; entire house newly renovated; \$100.

41ST GT., 35T W.—Corner apartment, huge north floors; entire house newly renovated; \$100.

41ST GT., 35T W.—Corner apartment, huge north floors; entire hous

\*\* ASTH ST., 100 WEST, opposite Friars' Club.

2 rooms and bath; modern; parquer; telephone; ideal for bachelor.

49TH, 21 West.—Apartment, two rooms, bath and kitchenstts. Apply housekeeper.

50TH ST., 17 West.—North light studios, also 2 rooms and path \$1,500-\$1,500.

New elevator building; dining room for tomants; five and two room apartments. tenants: five and two room apartments.

66TH ST., 1 East.—Two rooms and bath, also one room and bath, immediate possession; hotel and restaurant, Elysse service.

187TH, 140 W.—Exclusive dupiex studio apartment, 5 rooms; also 4 room apartment, furnished or unfurnished. Mrs. Meyrowltz.

57TH, ST., 359 West.—Modern two room, foyer hall and bath apartment, with all improvements. Janitor, on premises, or J. K. McKRIS, 315 W. 57th.

57TH ST., 141 East.—2-3-5 rooms, baths,

From. 1858 West-Eight rooms and bath; ele-vator apartment; all sunlight rooms, nowly decorated; every improvement; reasonable rent. J. K. MOORS, 315 West 57th st. 507TH ST., 210 W. (facing Central Park)— 8 room apartment; rent reasonable. ARM-STRONG & ARMSTRONG, 212 St. Nicholas av.

av. 120 Lexington av., corner 28th st., entire floor, 3 large rooms, bath, southern ex-posure; rents reasonable.

Unfurnished.

Above 59th St.—5th Av. to East Biver.

MADIBON AV., 1328. corner 94th St.
7 ROOMS. corner apartment, very light;
possession; 22,600. DUFF & CONGER, INC.,
Madison av., 86th st. Lenox 8900.

PARK AV. (late 70's)—Two rooms, kitchenette and bath; \$1,000 up. BROWN, WHEE-LOCK, HARRIS, VOUGHT & CO., INC., 26 E. 48th st. Vanderbilt 0031.

807th ST., 145-147 E.—Two rooms and bath; \$1,000; service. BROWN, WHEELOCK, HARRIS, VOUGHT & CO., INC., 20 E. 48th st. Vanderbilt 0031.

85D ST., 29 E.—Two rooms, Dath; \$1,500; slevator service, restaurant. BROWN, WHEELOCK, HARRIS, VOUGHT & CO., INC., 20 E. 48th st. Vanderbilt 0031.

85D ST., 29 E.—Two rooms, Dath; \$1,500; slevator service, restaurant. BROWN, WHEELOCK, HARRIS, VOUGHT & CO., INC., 20 E. 48th st. Vanderbilt 0031.

85TH ST., 22 E.—Choice spartment, 2 very large rooms and bath, handsomely furnished, housekeeping and non-housekeeping, exceptional location, low rents.

95TH ST., 55 to 68 East, near Park av.
7 ROOMS, \$1,200 TO \$1,500.

Apply on premises of DUFF & CONGER, INC., Madison av., 80th st. Lenox 8000.

ARLEIGH,

616-620 WES 115TH ST. NEAR RIVERSIDE DRIVE. 2 AND 4 ROOMS. SENIOR & ALLAN, INC. 506 505 5th Av. CORNER new apartment, 5 extra large rooms tile bath, shower, steam heat, hot water, front porch, extra fine building, rent \$90, residential section, central to everything. Apply Supt., 7 Jefferson piace, corner North 19th av., Mount Vernon, or phone 2848R Hill-crest.

CENTRAL PARK WEST, 473-8 large all light rooms and bath, two tollets, steam heat, hot water, electric lights: reasonable rent. Superintendent in basement at 471, or GOODWIN-4 GOODWIN, 280 Lenox av.

GOLDEN GATE

APARTMENTS High class elevator, 5-6-7 corner, out-side rooms, facing park; convenient to elevated and subway.

Bus passes door, newly decorated.

OPERTUNITY

OPERTU

90TH, 50 WEST, NEAR PARK.
WALCRA APARTMENTS.
3 and 4 rooms and bath;
all improvements and parquet floors;
ALL ROOMS LIGHT AND AIRT.
\$50 per month upward.

APARTMENTS—To Let.

Furnished.

Furnished.

From Battery to 14th St. (Inclusive).

WASHINGTON SQUARE, SO Beautifully furnished 1, 2 and 3 rooms with bath; light; maid service included in rent.

(4TH)

EXCLUSIVE (157TH)

FURNISHED APARTMENTS.

Columbus 1277.

ISTH, 205 W.—Dupler, handsomely furnished, southern exposure; top floor, 3 beforeoms; second floor, salon dining room, 20 feet square, buller's pantry: electric dumbwater to basement kitchen; laundry; open fire-places; Italian gardens.

Furnished.

Furnished.

Above 14th St. to 50th St. (Inclusive).

CHELSEA DISTRICT.

Small furnished bouse, 6 rooms, December 15, 67 & month, at 250 per month furnished; house, 6 rooms, for 6 months, at 250 per month Machanger 160.

EXXINGTON AV., 231—Five room elevator, apartments; room apartment; so come proom elevator, apartments; room elevator, apartments; room altractive apartments; room and three room altractive apartments; room elevator, and three room altractive apartments; room was fires, phone; nevel and three room altractive apartments; room was fires, phone; nevel and three room altractive apartments; room was fires, phone; nevel and three room altractive apartments; room was fires, phone; nevel and three room altractive apartments; room was fires, phone; nevel and three room altractive apartments; room entire floor, was and three room altractive apartments; room entire floor, went and three room altractive apartments; room and three room altractive apartments; room entire floor, went and three room altractive apartments; room entire floor, went and three room and three room should be floor, and three room altractive apartments; room entire floor, went and three room and three room altractive apartments; room and three room altractive apartments; room and three room altractive apartments; room entire floor, went and three room altractive apartments; room and the floor, went and three room altractive apartments; room and the reduced three rooms, floor of the floor wents; floor wents; floor wents; floor wents; floor

APARTMENTS-To Let.

Above 50th St.—5th Av. to North River. 107TH STREET, 300 WEST. large, light rooms, bath, cor 116TH ST., WEST Broadway and Riversi Nos. 606, 616 and 620. 5, 6, 7, 8 ROOMS, 1-2 BATHS.

Apply on premises or EARLE & CALHOUN, Apply on premises or EARLE & CALHOUN,

212 West 72d st. Columbus 5118,

120TH ST., 423 WEST-High chass 2 elevator apartment house, opposite Columbia University; 2, 3, 4 room apartments.

121ST, 100 West-Elevator apartment, 6-7 rooms, 2 baths. Apply Superintendent on premises or CARSTEIN & LINNEKIN, INC.,

1221 821 WEST-4, 5 rooms, bath, elevator, full service; reasonable rent.

254 RIVERSIDE DRIVE-7 large rooms, 2 baths; cor. spartment; all outside rooms.

1236 RIVERSIDE DRIVE-7 large rooms, 2 baths; cor. spartment; all outside rooms.

1256 RIVERSIDE DRIVE-7 large rooms, 2 baths; cor. spartment; all outside rooms.

1268 RIVERSIDE DRIVE-7 large rooms, 2 baths; cor. spartment; all outside rooms.

1278 RIVERSIDE RIVE-7 large rooms, 2 baths; cor. spartment; all outside rooms, 2 baths; cor. spartment; all ou

300 West 73d st. (opposite Schweb's man-sion).—Entire floor; suite of large living rooms, 20x30; one living room, two dressing rooms, large bedreom, 20x30; large closet, kitchestete and bath; 3200 per month; also living room, bedroom, kitchenette and bath; \$100 per month; American basement house, Superintendent on premises; references re-nuired.

814 WEST 94TH ST., Near West End av. Seven rooms, \$1,800 to \$1,900. SHARP & CO., 2489 BROADWA 220 CENTRAL PARK WEST,
ARDSLEY HALL (corner 92d st.),
nine story apartment building in desirable
cation overlooking Central Pack; all re
extremely large and well planned; apartme
of 3, 4, 7 and 9 rooms, 81,200 to \$2,800.
SHARP & CO., 2489 BROADWAY.

SHARP & CO., 2489 BROADWAY.

507-511-517 WEST 113TH ST.

Three nine story fireproof buildings, modern apartments; near Columbia University.

4 rooms, \$1,200 to \$1,300.

SHARP & CO., 2,489 BROADWAY.

Attractive 7 room apartments in a high class building, whose conveniences are thoroughly modern; \$2,000.

SHARP & CO., 2489 BROADWAY.

2612 BROADWAY (at 08th st.)

10 story fireproof building, convenient to all transit lines; apartment of 8 rooms, \$1,800.

SHARP & CO., 2489 BROADWAY.

AUDUBON AV., 214—Four and five large rooms; rent \$15-\$90. ARTHUR L. SHAW, 4032 Broadway.

BROADWAY, 8510 (corner 159th)—High class elevator apartment, all outside rooms, 7 rooms; \$140; 4, \$55; newly decorated.

CHOICE 4 rooms and bath, \$75.

All modern conveniences.

89 South Broadway. Phone 5500 Yonkers DYCKMAN 8T., 200—Desirable six rooms; \$75-\$475, reduced rents; newly debrated; improvements; neat; Broadway subway. Supt.

EXCLUSIVE ELEVATOR APT.

5-6 ROOMS, 1 BATH; 7-8 ROOMS, 2 BATHS.
Attractively decorated; all conveniences; large, sunlit outside rooms; glass inclosed porches off kitchen; half hour Grand Central Station; inspection, daily and evenings.

YONKERS REALITY EXCHANGE.

889 South Broadway. Phone 5300 Yonkers.

MODERN 5 rooms and bath, \$75-\$80-\$90, First class condition.

SUBWAY AND N. Y. CENTRAY SERVICE.

389 South Broadway. Phone Yonkers 5300.

building. Supt. on premises or phone Billings 2800.

ST. NICHOLAS AV., 940.—Three rooms, bath, real kitchen; new house; rent \$100. Apt. 55. Wadsworth 8000.

1584 st., 550 W., two and three large rooms; studio apartments; rent \$75-\$55.

ARTHUR L. SHAW.

4082 Broadway.

2-5-4 ROOMS, kitchestete, bath, \$60-\$90.
Latest decorations and modern facilities. Less, daily and eventing imspection. YONKERS REALTY EXCHANGE, \$80 South Broadway. Phone 5300 Yonkers 15-20 ST. NICHOLAS PL.—Five rooms, bath, \$90; all improvements.

79 HAVEN AVENUE.

Four rooms, bath, \$65.50,
ARTHUR L. SHAW.

4032 Broadway.

ARTHUR L. SHAW.
4032 Broadway.

133 EDGECOMB AV. (near 141st st—1 block
west 8th av).—Six large, light rooms; newly decorated. Determann.
139TH 8T, 602-4 W.—Six rooms and bath,
139TH 8T, 602-4 W.—Six rooms and bath, 3607.

14TH ST., 510 W.—High class elevator apartment, 6 rooms and bath; \$110 up. Supt. on premises or E. C. H. Vogier, Amsterdam aves, cor. 82d st.

150TH, 474 WEST (East of Broadway). 5 rooms, ground floor; latest improvements; suitable for professional party. Inquire superintendent, on premises.

150th, 474 West (cast of Broadway). 3 rooms, ground floor, latest improvements, Inquire Superintendent on premises.

151ST ST., 504 West.—Six and seven rooms; mproves occurs of the first state of the first stat

APARTMENTS-To Let.

BAY RIDGE.-High class 4-5 room apart-ments all modern improvements; near 4th BAY RIDGE—5 rooms, bath, all improvements, porch, adults, Christians. 230 88th.

OVERLOOKING HARBOR,
Housekeeping apartments of four and five rooms at 68-70-72 Columbia Heights, open fireplaces, all improvements; near subways; special concessions to desirable tenants. Supt. on premises, or CHAUNGEY REAL ESTATE CO. 187 Montaque st., Brooklyn.

THE CHATELIANINE (apartment hotel), Bedford av. and Dean st.—Choice front suite, first floor, two rooms, bath, with meals and maid service, all parts of city; conveniently accessible. Prospect 4909.

UPPER part two family detached brick house, 5 rooms, newly decorated; 395, Midwood 522-J. 1460 E. 18th st.

557H ST., 1524.—Six room apartment, all improvements, front porch, garage; best residential section. Blythbourne 2171W.

70TH ST., 1041, Brooklyn—5 all light rooms, bath, shower, steam heat, electric light, hot water; 6 minutes from subway expressitation.

189 and 178 MOORE ST., Brooklyn, 4 nice rooms, 1215 and 217 Varet et. Brooklyn, 5 and 4 rooms, \$25 to \$28.

446 OCEAN AVE. (cor. Caton).—5 rooms, 154 to corner apartment; second floor; extra tollet; washroom; large foyer hall; will decrate throughout; rent \$175.

Unfurnished-Queens.

ELMHURST L. L.

MOST ATTRACTIVE APARTMENT in new
colonial brick bouse, 6 large, light rooms,
shower bath, not water and heat furnished,
exclusive surroundings of a beautiful private dwelling with all modern comforts and
conveniences: 5 minutes from subway and
Long Island station. Owner, 124 Hampton
st., or phone Canal 6056.

JAMAICA-New 7 room apartment with
garage, all improvements: beautiful neighborhood; rent very moderate. Call Sunday
afternoon, 16 Norwich av., near Hillside and
Flushing avs. normod; rent very moderate. Can Suman afternoon, 15 Norwich av., near Hillside and Flushing avs. WOODSIDE, Long Island, 4th st. and Wood-aide av.; modern, new 4 and 5 room apart-ments, \$65 and \$75. 20 minutes from Grand Central.

FOREST HILLS GARDENS, T. I.
"Tenuls Place" apartments, by station.
Large rooms, tea room; last three room
artments, \$90 and \$105. Houlevard 6545.

Unfurnished-New Jersey. FOR rent 5 room modern apartment, all improvements; can have immediately, 42 Berwyn st., Orange, New Jersey. Phone Orange 2925W.

APARTMENTS WANTED.

FURNISHED APARTMENTS WANTED. SLAWSON & HOBBS, 162 WEST 72D ST.

PARK AV. Section-Clients will pay well privilege occupying well appointed homes; three rooms, bath; highest class building; restaurant; December I one to three months; opportunity those leaving city for holidays. List with Miss C. H. THOMAS, 21 East 49th st. Plaza 4289. PARK AV. Section—Handsomely appointed six to nine rooms, full housekeeping, wanted for exceptional clients from Decem-her I six months. Miss C. H. THOMAS, 21 East 46th st. Plaza 4289.

The rates in the newest of the Allerton group, a 17 story fireproof building, just completed, containing apartments, club conveniences, are from \$0.50 to \$18.50 per week for permanent residents only. 145 East 59th for permanent resident

ioTH, 163 E.—Sunny single room, conveniences; reasonable. Dry Dock 1231. REEMER.

LEXINGTON AV., 246—Large room; private, bath; floor if wanted; newly furnished.

MADISON AV., 507 (corner 53d at.)—Corner room and bath, southeast exposure; newly furnished; maid service free; restaurant service to apartment. See Superintendent, or WM. GOLDSTONE, 58 Park Row.

19TH, 217 E.—Bedroom and parior, modern improvements; business couple.

Service of the control of the property of the

FURNISHED ROOMS TO LET.

VEAR 176th et. (1709 Montgomery av., one block west of University).—Beautiful five room apartment to sublet; separate shower baths; new building; reasonable rent. Inquire Supt. Phone Bingham 0760.

PROSPECT AV., 980 (COR 1647H ST.)
7 rooms, ground floor; elevator; corner.
WEST FARMS ROAD, 1071 (near Simpson at staton).—For sale or to let, 9 rooms, 2 lower floors all or bet, 9 rooms, 2 lower floor such amily brick house; all improvements; such amily brick house; all improvements, and in the subject of dentist. Tel. Intervale 5607.

200TH, 375 East—5 large, light rooms, oor ner apartment, all improvements, ground floor, suitable for doctor; select neighborhood; 75; select tenants only; convenient to 71. Subway and N. Y. Central.

220 East—15th ST.
New apartments.
Four beautiful outside rooms; latest improvements; half block east of Grand Concourse, ments; half block east of all conveniences, 1-2, moderate. JOUR-NEAY. 70TH. 65 West-Beautiful corner suite, twin beds, steam, elevator, couple; friends; rea-

> 75TH, 154 West-Handsomely furnished rooms; private bath; superb accommods 61ST, 160 East-One or two spacious rooms kitchenette; private residence; reasonable

electricity; private family; phone. Cross-man.

SOFH, 125 West,—Really different; large invariously furnished 1, 2 rooms, baths. SiSf. Columbus av. (Hotel Colonial)—Single rooms; men only; running water, telephone; complete hotel service; \$8-10 weekly.

\$2D, \$0 West.—Comfortable room; all improvements; reasonable; suitable 1-2.

HUGHES.

\$4TH ST., West.—Two room suits in private family; also double room; all conventiones; reasonable. Call Schuyler 0807.

\$4TH, 15 W.—Large front room, twin beds, also single; \$7 and \$12.50. STONE.

\$5TH, 21 W.—Front, sitting, bedroom, newly decorated and furnished; suitable 2 or 3; alugie room. EDWARDS.

men.

867 H, 385 West-Comfortably furnished dou-ble room, bath adjoining, well heated electricity. ble room, bath adjoining, well heated; electricity.

87TH, 209 W.—Parlor alcove, phene, bath, business people; gentleman; kitchenetta. FREY.

83D, 4 W.—Attractive newly decorated large rooms; business men. HORNER.

93D, 137 W.—Ltrge and small rooms, gentlemen only, beard optional, references.

94TH, 173 WEST.

EXCEPTIONAL OPPORTUNITY for the right party, large room, gorgeously furnished, airy, sunny, piano, kitchenette, parquet floor, next to bathroom; all conveniences.

JAMAICA, North side; upper part two family, six rooms, electricity, sun porch; garage \$70. Jamaica 4134J.

RICHMOND HILL—New two family house, 6
rooms, bath, shower, sun porch, garage;
convenient for all subways. 8026 134th st.
Telephone-Jamaica 5783.

tent.

103D. 122 West-Two large rooms, plano, kitchen privileges, suitable 2. HUDSON.

104TH, 79 W.-Large, small, furnished rooms, heated, re-wonable, phone.

105TH, 248 W.-Two rooms for gentleman. refined surroundings. ROACHE, 2740 Acad. refined surroundings. ROACHE, 2740 Acad.
107TH, 15 W. (Park)—One or two outside, top floor, elevator, private, reasonable.
Apt 6-C. Apit 6-C.

112TH ST., 612 W.—Attractive rooms, new furnishings, plenty heat, every room sunding, when the control of the contr private; Swiss family. HORISBERGER,
113TH, 133 W. (apt. 62)—Rooms suitable
couple; also single, very light, windows. St.
Nicholas av., near subway.
113TH, 200 W.—Large corner parlor and
bedroom for rent. Cathedral 8038.
114TH, 421 W., apt. T—Desirable outside
room adjoining bath; unobstructed view;
gentleman; private family; references.
Cathedral 19674.

East 46th et. Plaza 4286.

EMALL, refined family wishes to share or take care of abartment with a doctor, dentist or other professional; interview desired. Write Box 131, 1515 3d av.

FURNISHED ROOMS TO LET.

East 8ide.

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A distinctive Residential Rotal. Rooms and suite, steam particular privileges; reasonable, Apt. 1.

1218T, 100 West—Single and suite, steam particular privileges; reasonable, Apt. 1.

1218T, 420 W.—Outside single, kitchensette board for young lady. Apt. 53.

122D, 540 WEST—Room with or without board for young lady. Apt. 53.

122D, 540 WEST—Room with or without board for young lady. Apt. 53.

124TH, 429 W.—Small room, all improvements; also large room, gentleman, \$10.

Phone Harlem 1721. Elevator house. BORRELL.

124TH, 429 W., APT. 2.

North Broadway. Phone Yonkers 6018.

Large room, ground floor, suitable couple; no other roomers.

124TH, 546 W.—Only roomer \$7, two \$10.

SAUMELL, phone Morningalde 1540. SAUMELL, phone Morningaide 1949. 124TH, 538 W. (apt. 40)—Double parlors, kitchen, single, running water, elevator.

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POREST HILLS GARDENS, 15 minutes Pennsylvania station: gentlemen; breakfast optional. Boulevard 6861. LARGE room, twin beds, steam heated, elec-tric, telephone, use of kitchenette; 20 min-utes Penn. Station; beautifui private home: business indice preferred. Tel. Virginia 0266.

BAST ORANGE-Nicely furnished large sun-ny room, twin beds, gentlemen. Orange ny room, twin beds, swamper, N. 1924M.

PARK VIEW, 140 S. Main st., Orange, N. J.—Large airy rooms, with hot and cold running water, double and single rooms, exceedent dining room. Phone Orange 4706,

FURNISHED ROOMS WANTED

UNFURNISHED ROOMS TO LET

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REFINED gentleman can find good home with private Jewish family of adults. Tel. Academy 1860.
RIVERSIDE DRIVE, \$20 (corne: 104th st.).

—Rafined Hebrew environment for particular people, best food market affords, fresh vegetables and poultry, well prepared and served, every room with bath; elevator, telephone.

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ST RIVERSUE DRIVE (COR. 100TE).

ALL OUTSIDE SINGLE AND DOUBLE ROOMS, TABLE BOARDERS. BARONESS
HOLCK (MISS SONNE). IVERSIDE DRIVE, 294 (102d).—Beautift large front rooms, one with private beth xcellent table; private residence; elevator 118TH, 151 W.—Connecting rooms, private bath, all conveniences; board optional.

FLATBUSH—Near B. R. T. subway, nicely furnished room, twin beds, beard, 2 busi-ness people; private house; 225 two; refer-ences; Christian family. Flatbush 1000;

CLARK ST. 58-Room and board for girls; \$8.50; opposite subway. Tel. Main 2410W. MRS. WEBSTER CONVALESCENT home for invalide and elderly people; night and day nurses, porches and grounds. Tel. Midwood 8357. Long Island.

LADY wishes to board infants; mother care. MILLER, Griffith av., Middle VII lage, L. I. PAMILY two adults, two children, desire two, three rooms, bath, board, private family, boarding house, New York, Brooklyn; state price. Box 580, 1840 Broadway.

Young Englishman desires room and board with private family, location between 28d and 96th st., Bast or West side; best references; state terms. Address Box R. D. M., 1867 Broadway.

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BUSINESS couple or one or two refined gentlemen can find accommodations in a private family, with first class food and gar-age if desired; one of New Rodelle's best sections on a car line; all home comforts. Telephone New Rochelle 8806.